



Golden Real Estate & Investments, LLC
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ADDENDUM TO SRPD FORM
For Houses Bought at the Trustee Sale

PROPERTY ADDRESS: _____

Buyer is advised that Seller acquired the Property by foreclosure auction and that Seller has never resided in said property. Disclosure is limited because Seller has no knowledge of property's history prior to its acquisition. The information contained in the SRPD form that the Seller provided was based only upon a limited visual inspection of the Property. Seller made no inspection of inaccessible areas or mechanical systems except as stated in the SRPD.

All information given through the MLS listing service and flyers is deemed reliable, but not guaranteed. It is the Buyer's duty to hold thorough physical inspections done by a licensed inspection company to assess the property's condition. All inspection reports conducted by the Buyers are hereby deemed included and made a part of the SRPD. The SRPD form along with this addendum and buyer inspection reports, if any, appear to accurately represent the property at this time. Buyers are advised by their Broker, the Seller, and Seller's agent that it is their duty to obtain a home inspection from a licensed home inspection company. Seller is unaware of permit and sewer/septic/well status on subject property. If applicable, Buyers are advised that any remodel done by the Seller was done without permits.

Buyers understand that many agents, tenants, and others have had access to the keys to subject property. Seller and Brokers highly recommend Buyers change locks on subject property promptly after the close of escrow.

The closing of this transaction shall constitute Buyer's acknowledgement that Buyer is purchasing the property solely in reliance on Buyer's own investigation and that no representations or warranties of any kind whatsoever expressed or implied have been made by the Seller or Seller's agent, listing agent, or Brokers. Buyer further agrees to indemnify the Listing Agent, Selling agent and Brokers from future claims, legal or financial. Buyer also is satisfied that the Seller has complied with all requirements of City, County, and State regarding Water Heater Strapping and Smoke Detector installations. Buyer further acknowledges that as of the close of escrow, Buyer will be aware, by his own effort and at his own expense, of all zoning regulations, other government requirements, sit and physical conditions and other matters affecting the use and conditions of the property and therefore agrees to purchase the property in its present "AS IS" condition at the close of escrow.

Buyer(s): _____,

Seller(s): _____,